

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Christopher King,	:	
Debtor	:	
	:	BK NO. 22-12017 ELF
	:	
Peter Lax,	:	Chapter 13
	:	
Movant	:	
v.	:	
Christopher King,	:	
Debtor	:	

ORDER

AND NOW, this **30th day of August, 2022**, upon consideration of the Motion of Peter Lax (the "Movant") for Relief from the Automatic Stay ("the Motion"), and the Debtor's response thereto, and after a hearing, it is **ORDERED** that the Motion is **GRANTED**. The automatic stay under 11 U.S.C. §362(a), is hereby **MODIFIED** pursuant to 11 U.S.C. §362(d)(1) to permit the Movant, his agents, assigns or successors in interest to take any and all actions under applicable state law to exercise his *in rem* remedies, including an action for possession if applicable, against the real property located at 2053 Federal Street, Philadelphia, PA 19146.

It is further **ORDERED** that if this Bankruptcy is dismissed, the Debtor is **PROHIBITED** from filing another bankruptcy case for one (1) year from the date of the dismissal without first filing a **MOTION** docketed in this bankruptcy case **REQUESTING LEAVE OF COURT** to file and **RECEIVING PERMISSION** from the court to file the new case. In the event that the Debtor attempts to file a bankruptcy case in violation of this order, **THE CLERK IS INSTRUCTED NOT TO DOCKET THE BANKRUPTCY PETITION**, but instead to deliver the papers immediately to the assigned bankruptcy judge for appropriate action.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE